

## ZONING AND BUILDING AGENDA

DECEMBER 4, 2012

### SPECIAL USE/UNIQUE USE

318986 Docket #8834 - WING S. LEON, Owner, 2407 East Oakton Street, Arlington Heights, Illinois, Application (No. SU-12-10; Z12050). Submitted by Leon Management, Inc. Seeking a SPECIAL USE, UNIQUE USE in the I-1 Restricted Industrial District to operate doctors, physician, dentist offices and clinics in Section 26 of Elk Grove Township. Property consists of 0.5 of an acre ~~in Lot 1 in Higgins Industrial Park Unit 2 subdivision of part of the Northwest 1/4 of the Northeast 1/4 of Section 26, Township 41 North, Range 11, East of Third Principal Meridian, in Cook County, Illinois, Elk Grove Township, located on the Southeast corner of Oakton Street and Diane East in Elk Grove Township, commonly known as 2407 East Oakton Street, Arlington Heights, Illinois, County Board District #17.~~ Intended use: To use as doctors, physicians, dentist offices and clinics.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**\*Referred to the Zoning Board of Appeals on 07/10/12.**

318988 Docket #8837 - FOREST PRESERVE DISTRICT OF COOK COUNTY, Owner, ~~536 North Harlem Avenue, River Forest, Illinois—60305~~ Ned Brown Preserve, Application (No. SU-12-11; Z12053). Submitted by Christine Slattery. Seeking a SPECIAL USE PERMIT in the P-1 Public Land District to allow for the construction of a permanent boat house that includes boat rental facility with snack concession in Section 20 of Elk Grove Township. Property consists of ~~121 acres at 3000 Busse Woods in Arlington Heights,~~ 3,700 acres preserve, located on the East side of Bisner Road and South of Higgins Road in Elk Grove Township, County Board District #15. Intended use: Permanent boat house for boat rental and snack concession.

**Recommendation: That the application be granted.**

**Conditions:** None

**Objectors:** None

**\*Referred to the Zoning Board of Appeals on 07/10/12.**

**VARIATIONS**

321050      DOCKET #8860 - LJUBODRAG MILOVANOVIC, Owner/Applicant, Application (No. V-12-61; Z12076): Variation to reduce the left interior yard setback from the minimum required 15 feet to 5.5 feet for an accessory shed in the R-3 Single Family Residence District. The Subject Property consists of approximately 0.86 of an acre located on the South side of Archer Avenue approximately 500 feet West of Bell Road in Section 23 of Lemont Township, County Board District #17.

**Recommendation: That the application be amended to grant a shed based on the 2007 Plat of Survey 10 square feet by 12 square feet in size and 1 1/2 feet from the lot line, at the location where the previous shed was located.**

**Conditions:**      None

**Objectors:**      One (1) objector present at the hearing.

321051      DOCKET #8861 - FE RAMOS, Owner/Efraiw Ramos, Applicant, Application (No. V-12-62; Z12077): Variation to reduce the front yard setback from the minimum required 26.8 feet (@20% of 134 feet of lot depth) to 16 feet for existing deck; reduce left interior side yard setback from the minimum required 10 feet to 4.6 feet (existing); increase floor to area ratio from the minimum allowed 0.40 to 0.44 (existing); reduce distance between principal and accessory structure from 10 feet to 4.8 feet (existing); and reduce right side yard setback from the minimum required 10 feet to 4.7 feet to replace the existing garage in the R-5 Single Family Residence District. The Subject Property consists of approximately 0.15 of an acre located on the South side of 72nd Place, approximately 52 feet West of Sayer Avenue in Section 30 of Stickney Township, County Board District #11.

**Recommendation: That the application be granted.**

**Conditions:**      None

**Objectors:**      None

321052      DOCKET #8862 - ELIZABETH CALHOUN, Owner/Applicant, Application (No. V-12-63; Z12078): Variation to increase the height of fence from the maximum allowed 6 feet, on the side and rear to 10 feet for a privacy cedar fence in the R-4 Single Family Residence District. The Subject Property consists of approximately 1.1 acres located on the North side of 62nd Street, approximately 510 feet West of Brainard Avenue in Section 17 of Lyons Township, County Board District #16.

**Recommendation: That the application be granted.**

**Conditions:**      None

**Objectors:**      None

- 321053      DOCKET #8863 - BRENNAN M. KENNEALLY, Owner/Applicant, Application (No. V-12-0064; Z12079): Variation to reduce the lot area from the minimum required 40,000 square feet to 20,000 square feet (existing); and reduce lot width from the minimum required 150 feet to 100 feet (existing) to build an attached garage on property that is on a well and septic in the R-4 Single Family Residence District. The Subject Property consists of approximately 0.45 of an acre located on the West side of Springsouth Avenue, approximately 128.5 feet North of Crest Avenue in Section 32 of Schaumburg Township, County Board District #15.

**Recommendation: That the application be granted.**

**Conditions:**     None

**Objectors:**      None

**NEW APPLICATIONS**

- 321047      TIM & CINDY TOOLEY, Owners, 4924 South Lotus Avenue, Chicago, Illinois 60638-1720, Application (SU-12-0015). Submitted by Bradley K. Sullivan. Seeking a SPECIAL USE in the R-5 Single Family Residence District to continue to use the property as a two-unit residence in Section 09 of Stickney Township. Property consists of 50 feet x 125 feet located at 4924 South Lotus Avenue in Section 09 of Stickney Township, County Board District #11. Intended use: Continue use as a two-unit residence.
- 321048      STEFAN SZLEMBARSKI, Owner, 430 Quail Ridge Drive, Westmont, Illinois 60559, Application (SU-12-0017). Submitted by Invest Pro, LLC. Seeking a Special Use in the R-5 Single Family Residence District to use the property as a two-unit residence (if granted with a companion V-12-0069) in Section 09 of Stickney Township. Property consists of 0.0868 of an acre located at 5023 South Lorel Avenue in Section 09 of Stickney Township, County Board District #11. Intended use: Continue use as a two-unit residence.

\* The next regularly scheduled meeting is presently set for December 18, 2012.